

**CITY COUNCIL OF MONTEREY PARK  
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE  
FORMER REDEVELOPMENT AGENCY  
AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 W. Newmark Avenue, Monterey Park, CA 91754**

**Wednesday  
September 5, 2018  
7:00 p.m.**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at [www.montereypark.ca.gov](http://www.montereypark.ca.gov).

**PUBLIC COMMENTS ON AGENDA ITEMS**

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

This Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

**CALL TO ORDER** Mayor at 7:10 p.m.

**FLAG SALUTE** The Monterey Park Fire Explorers

**ROLL CALL** Peter Chan, Mitchell Ing left at 7:58 p.m., Stephen Lam, Hans Liang, Teresa Real Sebastian

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**NONE.**

**PUBLIC COMMUNICATIONS.** While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

**ORAL AND WRITTEN COMMUNICATIONS**

**[1.] PRESENTATION**

**1-A. MAJOR PROJECTS UPDATE**

**THIS ITEM WAS HEARD AFTER ITEM NO. 4A**

**DISCUSSION ONLY – NO ACTION TAKEN**

**RECESSED – 9:00 P.M.**

**RECONVENED – 9:17 P.M.**

**[2.] SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) - CONSENT CALENDAR ITEM NOS. 2A-2B**

MOTION BY: CHAN				
SECONDED BY: REAL SEBASTIAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X		ITEM NO. 2B –8/1/18	
ING				X
LIANG	X			
CHAN	X			
LAM	X			

**APPROVED/ADOPTED ON CONSENT  
CALENDAR ITEM NOS. 2A-2B**

**2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF SEPTEMBER 5, 2018**

It is recommended that the City Council (acting on behalf of the Successor Agency):

- (1) Approve payment of warrants and adopt a Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated September 5, 2018 totaling \$40.61 and specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR - RESOLUTION NO. SA-156 ADOPTED**

**2-B. SUCCESSOR AGENCY (SA) MINUTES**

It is recommended that the City Council (acting on behalf of the Successor Agency):

- (1) Approve the minutes from the regular meetings of August 1, 2018 and August 15, 2018, and the special meeting of August 15, 2018; and
- (2) Take such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**[3.] CITY OF MONTEREY PARK- CONSENT CALENDAR ITEMS NOS. 3A-3F**

MOTION BY: LIANG				
SECONDED BY: REAL SEBASTIAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X		ITEM NO. 3B-8/1/18	
ING				X
LIANG	X			
CHAN	X			
LAM	X			

**APPROVED/ADOPTED ON CONSENT ITEM  
NOS. 3A, 3B, 3C, 3E & 3F, AND EXCEPT FOR  
ITEM NO. 3D WHICH WAS PULLED.**

**3-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF SEPTEMBER 5, 2018**

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated September 5, 2018 totaling \$2,079,535.08 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR – RESOLUTION NO. 12031 ADOPTED**

**3-B. CITY COUNCIL MINUTES**

It is recommended that the City Council:

- (1) Approve the minutes from the regular meetings of August 1, 2018 and August 15, 2018, and the special meeting of August 15, 2018; and
- (2) Take such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-C. ACCEPTANCE OF EQUIPMENT THROUGH THE REUTILIZATION, TRANSFER AND DONATION PROGRAM (RTD) MANAGED BY THE LAW ENFORCEMENT SUPPORT OFFICE (LESO) IN CONJUNCTION WITH THE CALIFORNIA OFFICE OF EMERGENCY SERVICES (CAL OES)**

It is recommended that the City Council:

- (1) Approve the acquisition of awarded equipment, 30 simunition paint marking rifle conversion kits;
- (2) Take such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-D. APPROPRIATION OF FUNDS FOR NEW HOLIDAY DECORATIONS FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 (BID)**

It is recommended that the City Council:

- (1) Appropriate \$24,900 to cover the cost of new holiday decorations; and
- (2) Take such additional, related, action that may be desirable.

**MAYOR LAM DID NOT PARTICIPATE IN DISCUSSION DUE TO A POTENTIAL CONFLICT OF INTEREST**

MOTION BY: LIANG				
SECONDED BY: REAL SEBASTIAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X			
ING				X
LIANG	X			
CHAN	X			
LAM				X

**APPROVED RECOMMENDATION**

**3-E. PERSONNEL BOARD RECOMMENDATION TO THE CITY COUNCIL FOR RE-APPOINTMENT TO CURRENT BOARD SEAT**

It is recommended that the City Council:

- (1) Approve a recommendation to re-appoint Mr. Gregory Verbeck to the Personnel Board to an additional term; and
- (2) Take such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-F. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK TO ALLOW THE FEDERAL BUREAU OF INVESTIGATION TO PROCESS FINGERPRINTS AS PART OF THE PRE-EMPLOYMENT BACKGROUND INVESTIGATION PROCESS.**

It is recommended that the City Council:

- (1) Adopt Resolution No. \_\_\_\_\_ authorizing the City of Monterey Park to allow the Federal Bureau of Investigation to process fingerprints as part of the Pre-Employment Background Investigation Process; and
- (2) Take such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR – RESOLUTION NO. 12032 ADOPTED**

**[4.] PUBLIC HEARING**

**4-A. A PUBLIC HEARING TO CONSIDER A GENERAL PLAN AMENDMENT (GPA-17-01), ZONE CHANGE (ZC-17-01), AND TENTATIVE MAP NO. 77195 (TM-17-10) TO SUBDIVIDE AIR RIGHTS FOR AN 8-UNIT RESIDENTIAL DEVELOPMENT – 2011 POTRERO GRANDE DRIVE**

It is recommended that the City Council consider:

- (1) Opening the continued public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Taking the following action:
  - a. Waive first reading and introduce an Ordinance approving a General Plan Amendment (GPA-17-01) and Zone Change (ZC-17-01);
  - b. Adopt a Resolution approving a Tentative Map No. 77195 (TM-17-10) subject to GPA-17-01 and ZC-17-01 along with conditions of approval; and
- (2) Take such additional, related, action that may be desirable.

**CEQA (California Environmental Quality Act):**

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development) in that the project is the subdivision of air rights to establish and maintain an 8-unit condominium development. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is a vacant dirt lot and has no value as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services because the City is the utilities and public services provider. No variances are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel is relatively flat and does not have an average slope greater than 20 percent.

**THIS ITEM WAS HEARD AFTER ORAL COMMUNICATION**

MOTION BY: REAL SEBASTIAN				
SECONDED BY: CHAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X			
ING				X
LIANG	X			
CHAN	X			
LAM	X			

**PUBLIC HEARING HELD**

**APPROVED AS AMENDED TO INCLUDE CONDITIONS REGARDING TIMELINE FOR SUBMITTAL OF PLANS AND COMMUNITY GATE**

**APPROVED - ORDINANCE 1<sup>ST</sup> READING**  
**ADOPTED - RESOLUTION NO. 12030**

**[5.] OLD BUSINESS**

**5-A. CONSIDERATION OF CONTRACTING PORTER SERVICE FOR BUSINESS IMPROVEMENT DISTRICT NO. 1 (BID)**

It is recommended that the City Council consider:

- (1) Award Chrysalis Enterprises a contract for porter services and appropriate \$73,125 from BID reserves;
- (2) Authorize the City Manager to execute a contract with Chrysalis Enterprises in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

**MAYOR LAM DID NOT PARTICIPATE IN DISCUSSION DUE TO A POTENTIAL CONFLICT OF INTEREST**

MOTION BY: LIANG				
SECONDED BY: CHAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN			X	
ING				X
LIANG	X			
CHAN	X			
LAM				X

**MOTION FAILED**

**DIRECTED STAFF TO BRING THE ITEM BACK FOR DISCUSSION AT THE NEXT COUNCIL MEETING**

MOTION BY: LIANG				
SECONDED BY: REAL SEBASTIAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X			
ING				X
LIANG	X			
CHAN	X			
LAM				X

**MOTION TO HAVE CHRYSALIS TO CONTINUE SERVICES UNTIL A NEW CONTRACT IS IN PLACE**

**APPROVED**

**[6.] NEW BUSINESS**

**6-A. SIEMENS PERFORMANCE ASSURANCE OVERVIEW FOR CALENDAR YEAR 2017**

It is recommended that the City Council:

- (1) Receive and file the attached report, titled Energy Performance Contract Performance Assurance Overview for the Annual Period: January 1 – December 31, 2017; and
- (2) Take such additional, related, action that may be desirable.

**THIS ITEM WAS HEARD AFTER ITEM NO. 6B**

MOTION BY: LIANG				
SECONDED BY: CHAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X			
ING				X
LIANG	X			
CHAN	X			
LAM	X			

**MOTION TO APPROVE THE PERFORMANCE ASSURANCE REPORT**

**6-B. FIRE LADDER TRUCK AND ENGINES FINANCING – APPROVAL OF AGREEMENT**

It is recommended that the City Council:

- (1) Adopt Resolution \_\_\_\_\_ authorizing the execution and delivery of a Master Equipment Lease/Purchase Agreement and other documents required in connection therein;
- (2) Authorize the City Manager to execute an agreement based on MPMC § 3.20.050, in a form approved by the City Attorney, with KME Fire Apparatus for the purchase of two fire engines and one fire ladder truck;
- (3) Authorize the City Manager to execute the Master Equipment Lease/Purchase Agreement, in a form approved by the City Attorney, related to \$2.6 million financing agreement with Banc of America Public Capital Corp; and
- (4) Take such additional, related, action that may be desirable.

**THIS ITEM WAS HEARD AFTER ITEM NO. 5A**

MOTION BY: LIANG				
SECONDED BY: CHAN				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
REAL SEBASTIAN	X			
ING				X
LIANG	X			
CHAN	X			
LAM	X			

**APPROVED RECOMMENDATIONS**  
**RESOLUTION NO. 12033 ADOPTED**

**[7.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

**DISCUSSION ONLY – NO ACTION TAKEN**

**[8.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**

**ADJOURNED – 10:59 P.M.**